

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
			PJs in State:	93			
Program Progress:							
% of Funds Committed	90.29 %	96.62 %	79	97.21 %	9	10	
% of Funds Disbursed	87.01 %	89.62 %	55	90.53 %	24	27	
Leveraging Ratio for Rental Activities	4.94	5.82	1	4.97	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	77.03 %	81.70 %	64	85.01 %	17	15	
% of Completed CHDO Disbursements to All CHDO Reservations***	44.86 %	73.78 %	75	73.71 %	7	9	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.69 %	82.03 %	63	81.48 %	29	31	
% of 0-30% AMI Renters to All Renters***	55.37 %	41.00 %	24	45.54 %	69	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.78 %	96.50 %	79	96.14 %	7	10	
Overall Ranking:			In State:	57 / 93	Nationally:	22	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$36,026	\$37,964		\$28,248	121 Units	44.60 %	
Homebuyer Unit	\$61,654	\$21,889		\$15,487	58 Units	21.40 %	
Homeowner-Rehab Unit	\$40,557	\$27,610		\$0	53 Units	19.60 %	
TBRA Unit	\$11,537	\$2,651		\$3,211	39 Units	14.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Monte CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$140,200	\$208,143	\$42,928
State:*	\$143,646	\$117,519	\$29,047
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	17.1	3.4	28.3	0.0	Single/Non-Elderly:	4.8	10.3	15.1	0.0
Black/African American:	1.9	1.7	0.0	0.0	Elderly:	71.4	1.7	34.0	0.0
Asian:	35.2	17.2	3.8	0.0	Related/Single Parent:	9.5	5.2	22.6	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	7.6	72.4	26.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.7	10.3	1.9	0.0
American Indian/Alaska Native and White:	0.0	0.0	1.9	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.9	1.7	3.8	0.0					
Asian/Pacific Islander:	1.0	22.4	0.0	0.0					
ETHNICITY:									
Hispanic	42.9	53.4	62.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	58.1	1.7	24.5	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	23.8	13.8	32.1	0.0	HOME TBRA:	1.0			
3 Persons:	5.7	17.2	13.2	0.0	Other:	1.0			
4 Persons:	4.8	41.4	7.5	0.0	No Assistance:	98.1			
5 Persons:	1.9	17.2	9.4	0.0					
6 Persons:	1.9	8.6	5.7	0.0					
7 Persons:	0.0	0.0	3.8	0.0					
8 or more Persons:	3.8	0.0	3.8	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		0		

* The State average includes all local and the State PJs within that state

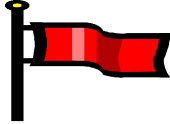
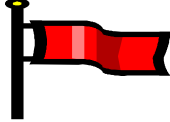
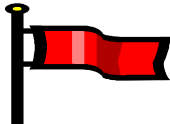
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Monte State: CA Group Rank: 22
 (Percentile)
 State Rank: 57 / 93 PJs Overall Rank: 0
 (Percentile)
 Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	77.03	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	44.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.69	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	86.78	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	2.15	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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